

**Development Plan
for
Planned Development Area No. 85,
at
99 Sumner Street
East Boston**

_____, 2017

Pursuant to the provisions of Sections 3-1A, 53-13, 53-44 through 53-46 and 53-49 and Article 80C of the Boston Zoning Code, as amended (the “Code”), this plan constitutes the Development Plan (“Development Plan”) for the property known as 99 Sumner Street, located in the East Boston neighborhood of Boston, Massachusetts. Such property is shown on Exhibit A - 1 attached hereto and legally described on Exhibit A-2 attached hereto (the “Project Site”).

In accordance with Section 3-1A of the Code, this Development Plan sets forth information on the development of the Proposed Project (as defined below), including the proposed location and appearance of the new structure to be built on the Project Site (as defined below), the proposed open spaces and landscaping, the proposed uses and density of such new structure, the proposed traffic circulation, the proposed parking and loading facilities, and access to public transportation. The Proposed Project is undergoing review pursuant to Article 80B (Large Project Review) of the Code, and a Notice of Project Change (“NPC”) was filed by the Proponent (as defined below) with the Boston Redevelopment Authority (“BRA”), doing business as the Boston Planning & Development Agency (the “BPDA”) on April 10, 2017 with respect to the Proposed Project (see further discussion of prior permitting of the Proposed Project in Section 3 below). Following that public review process and the BRA’s approval of the Proposed Project pursuant to Article 80B of the Code, as well as the approval of this Development Plan by the Authority, the Boston Zoning Commission and the Mayor of the City of Boston pursuant to Article 80C of the Code, the final plans and specifications for the Proposed Project will be submitted to the BRA for its review and approval as to consistency with this Development Plan in accordance with Article 80C of the Code and compliance with the requirements of Article 80B of the Code.

This Development Plan consists of 7 pages of text plus the attachments designated as Exhibits A-1 through E. All references herein to this Development Plan pertain only to these 7 pages of text and Exhibits A-1 through E. The design plans, landscape plans and site plan for the Proposed Project are subject to further design refinement as well as design, environmental and other review by the BRA and other governmental agencies and authorities, and the Project as described herein may be revised in the course of such review. Unless otherwise set forth herein, all capitalized terms used but not defined herein shall be as defined in the Code, and references to terms defined in the Code shall be as defined in the Code as it exists on the date hereof, and not as it may be further amended in the future.

1. Proponent and Project Team. The proponent of this Development Plan is DIV Sumner Street, LLC, a Massachusetts limited liability company that is an affiliate of The Davis Companies, a Boston-based national real estate investment, development and management company (“TDC”). TDC has developed or rehabilitated over 3.6 million square feet of buildings across the United States, including residential and commercial developments in the Greater Boston area such as the River Court condominiums in Cambridge, the Reservoir Woods office park in Waltham, the Telford 180 residential condominiums now under construction in Allston-Brighton, and the Charles River Plaza mixed-use complex in the Beacon Hill/West End neighborhood of Boston.

Exhibit B attached hereto and incorporated herein comprises a list of Project team members.

2. Project Site. The Project Site is approximately 107,000 square feet in size, of which 62,988± square feet consists of land above the high water mark; the rest of the Project Site comprises watersheet. After shoreline repairs and improvements are made by the Proponent as part of the Proposed Project, the Project Site will comprise 61,183± square feet. The Project Site is bounded by London Street Extension, a private way, to the east, Boston Harbor to the south, Sumner Street to the north, and LoPresti Park, a City of Boston park, to the west. The Project Site has been vacant for over 10 years and formerly housed the Hodge Boiler Works complex.

3. Prior Permitting for the Project Site. The Proponent acquired the Project Site in March 2015. The Project Site was permitted by its previous owner for a project which comprised (i) an approximately 106,853 square foot residential building with approximately 95 condominium units, (ii) two ancillary structures of approximately 756 square feet to serve as a marina building and a public cafe, respectively, (iii) a marina to accommodate approximately 30 boats, and (iv) related site and landscape improvements (the “Original Project”). A larger version of the Original Project was approved earlier by the BRA pursuant to Article 80B of the Code on December 21, 2004, and the Original Project as described in the preceding sentence was subsequently approved by the BRA on March 3, 2012. Construction of the Original Project was never begun and upon acquiring the Project Site, the Proponent commenced an examination of the Project Site and its potential market and financing feasibility, culminating in the filing of the NPC and this Development Plan.

4. Proposed Project. The Proposed Project comprises the construction of a six-story, “I.”-shaped building that is approximately 125,614 square feet of Gross Floor Area in size (the “Building”), ranging in Building Height from 65± feet at Sumner Street rising to 69.9± feet at its maximum height, and then stepping down to 59.5± feet along the harbor side of the Building. The Building will contain approximately 119 residential units, approximately 7,200 square feet of ground floor work share or other commercial space, and approximately 83 parking spaces in a single-level underground parking garage accessed from Sumner Street. The main pedestrian entrance to the Building will be on Sumner Street, and there will be entrances to the lobby and ground floor work share or commercial space along the east side of the Building. One or more resident amenity spaces will be located on Sumner Street to activate that streetfront. The Project will also include construction of a “missing link” of approximately 240 linear feet in the East Boston Harborwalk, as well as a total of approximately 34,500 square feet of open space that will

be available to the public and approximately 5,045 square feet of private open space to serve as an amenity for the Project residents. This open space will be furnished with trees, lighting and benches to encourage public access to the Harborwalk, and will also include a harbor overlook area as well as a “living shoreline” element.

The design of the Proposed Project is intended to be contextually sensitive and facilitate visual and physical connections to the adjacent residential neighborhood, LoPresti Park, and the Boston Harbor waterfront.

A site plan of the Proposed Project is attached hereto as Exhibit C, and renderings, schematic plans, perspectives and elevations of the Proposed Project, including preliminary floor plans, are included within Exhibit D. All of such plans are preliminary and subject to further review and comment as the design of the Proposed Project evolves and is subject to the Article 80B design review process, design review by the Boston Civic Design Commission, the review process under the Massachusetts Environmental Policy Act and M.G.L. Chapter 91 and its implementing regulations (“Chapter 91”), and review by other parties, including the East Boston community.

5. Proposed Uses. The Building will contain approximately 119 residential units together with approximately 6,000 square feet of resident amenity space, resident storage spaces, and other uses accessory to the multi-family residential use, as well as an approximately 7,200 ground floor space anticipated to contain work share or other commercial uses. The Building will also contain an underground parking garage containing approximately 83 spaces to serve Project users; no public parking will be provided.

6. Proposed Zoning Parameters. The Project Site is located within the East Boston Neighborhood District as shown on Map 3A/3B of the Boston Zoning Maps, and set forth in Article 53 of the Code (East Boston Neighborhood District). The Proposed Project is located within the Sumner Street Waterfront Commercial Subdistrict. As indicated on the survey appended hereto as Exhibit A-1, a portion of the Project Site is located within Flood Zone AE according to the latest FEMA maps for the City of Boston (2016), so the Project Site is also subject to the provisions of Article 25 of the Code.

The Project Site was previously used for low-scale industrial and commercial uses, and zoned accordingly. Consequently, and as contemplated by Section 53-44 of the Code and in the East Boston Municipal Harbor Plan (as discussed in Section 9 below), this Development Plan sets forth new zoning parameters for the Project Site, as follows:

Permitted Uses:	Multi-family residential dwellings, office/work share space, innovation uses, café, open space, telecommunications uses, and accessory parking
Maximum Building Height:	80 feet

Maximum Floor Area Ratio: 2.2¹

Parking: At least 0.70 space per dwelling unit

The signage for the Proposed Project, the location and screening of rooftop mechanical equipment (which may include one or more photovoltaic or other energy conservation systems), the location of telecommunications equipment, loading accommodations, and landscape screening and buffering features shall be determined by the BRA through the Article 80B design review process. The office/work share space and innovation uses proposed at the Proposed Project shall be deemed to be “Facilities of Public Accommodation” for all purposes under Article 53 of the Code.

7. Proposed Open Spaces and Waterfront Accessibility. Approximately 34,500 square feet of new open space available to the public will be created as part of the Proposed Project, including a long-missing segment of the East Boston Harborwalk between LoPresti Park and the Carlton Wharf residential developments to the east. The open space area accessible to the public will comprise approximately 56% of the total land area on the Project Site after applicable shoreline repairs and improvements are made as part of the Proposed Project. As shown on the site plan appended hereto as Exhibit C, this open space area will include an open air deck, benches, trees and other landscape features, as well as a “living shoreline” along a portion of the Boston Harbor to encourage public access to Boston Harbor. The landscape features will be designed to provide shade, wind protection and seasonal color, and this area will be fully handicapped-accessible.

In addition, a separate, approximately 5,045 square foot private open air deck will be constructed for use for the residents of the Building and users of the non-residential space. Thus, in total, nearly 65% of the Project Site will comprise open space upon construction completion.

8. Proposed Traffic Circulation, Parking and Loading Facilities, and Access to Public Transportation. The Project Site is accessible by vehicles and pedestrians from Sumner Street, a two-way public street that runs east-west adjacent to the Project Site. Subject to the Proponent’s obtaining the necessary City agency approvals, a drop-off zone on Sumner Street is proposed for residents and for small truck/van deliveries to the Proposed Project. Vehicular access to the underground parking garage will be from a two-way drive located on Sumner Street. A Traffic and Site Circulation Plan is included in this Development Plan as Exhibit D.

Subject to any required approvals, the Proponent will construct an eight-foot wide sidewalk on the west side of London Street Extension adjacent to the Project and within the Project Site (as shown on the site plan attached as Exhibit C), to facilitate pedestrian access from Sumner Street to the East Boston Harborwalk. In addition, the Proponent will construct an additional pedestrian path to the East Boston Harborwalk on the south side of the Project Site, which will also provide public access to the work share space. Additional public access to the work share space will be from a deck located on the east side of the Building.

¹ The Project FAR has been calculated based upon the area of the Project Site extending to the mean high water mark after completion of the shoreline repairs and improvements that are part of the Project. The Project Site will then be somewhat smaller, *i.e.*, 61,183± square feet.

Maverick Station on the MBTA's Blue Line is located approximately 3 blocks from the Project Site, and numerous MBTA bus lines run nearby. In addition, there is an existing water taxi stop at Lewis Street and the nearby Clippership Wharf project (located approximately 1 block to the east and now under construction) will include a public boat landing. The majority of Project residents and users of the work share facility are anticipated to walk, bicycle and/or use public transportation. The Proposed Project will contain indoor storage capacity at a ratio of at least one bicycle/dwelling unit, and the Project Site will also contain public bicycle storage racks with the capacity for 28 bicycles.

9. Relationship to Area Planning Efforts. The Proposed Project is consistent with the East Boston Master Plan promulgated in 2000 by the BRA, in that it would further the stated goals of (i) an East Boston waterfront with a mix of commercial, industrial and residential uses, (ii) a continuous East Boston Harborwalk that links the neighborhood, (iii) additional open space close to Boston Harbor that is available for all to enjoy, and (iv) improved access to the waterfront for all.

The Proposed Project is also consistent with the East Boston Municipal Harbor Plan, which was approved by the Secretary of the Executive Office of Environmental Affairs in July 2002 (the "MHP Decision"). The MHP Decision included height and other substitution provisions for the Project Site to facilitate site design and enhance the public's access to and use of the waterfront. With its relatively modest-sized Building, the Proposed Project will have modest impacts on wind, shadow and other area conditions so that the public's use of the waterfront can be maximized.

10. Signage. The Proposed Project will include identification signage for the Building as well as for the ground floor work share and commercial space. The Proposed Project will also include wayfinding signage consistent with the signage plan being developed for the East Boston Harborwalk and public open space areas by the BRA and other parties, and as required by Chapter 91. All exterior signage at the Proposed Project will be subject to approval by the BRA pursuant to the Article 80B design review process.

11. Groundwater Conservation, Green Building Measures and Climate Resiliency. Although the Project Site is not located within the Groundwater Conservation Overlay District established by Article 32 of the Code, the Proposed Project will be designed to meet the groundwater recharge standards of Section 32-6 of the Code, such that the Proposed Project will not have any adverse effects on groundwater levels at the Project Site or on nearby Lots. The Proponent will submit to the BRA and the Boston Water and Sewer Commission ("BWSC"), a certification from a registered civil engineer that as designed, the Proposed Project will include a groundwater recharge system to enable the Proposed Project to meet the groundwater recharge standards of Section 32-6 of the Code. The Proponent will also obtain from the BWSC, a certification that the Proposed Project will meet such performance standards, which certification may be obtained through the BWSC site plan approval process. The Proponent will provide a copy of such BWSC determination to the BRA and to the Boston Groundwater Trust prior to the issuance of a Certification of Consistency for the Proposed Project under Section 80C-9 of the Code.

Article 37 of the Code requires projects subject to Large Project Review under Article 80B of the Code, to be “LEED Certifiable,” as defined in Section 37-7 of the Code. The design plans for the Proposed Project will provide that the Building will be “LEED Certifiable” and meet the appropriate performance standards promulgated by the U.S. Green Building Council.

In order to address climate resiliency concerns and the requirements of Article 25 of the Code, the Project Site will be regraded to raise the current elevation above the current flood plain level by approximately four feet. In addition, mechanical equipment for the Building will be located in one or more utility rooms on the second floor and the standby generator will be located on the roof. The design plans for the Proposed Project will provide that the Building will be compliant with the provisions of Section 25 of the Code relating to flood zones and with the provisions of the Massachusetts State Building Code relating to floodplain construction.

12. Development Review/Permits and Approvals. Concurrently with the BRA’s Article 80B Large Project Review process, the Proposed Project is undergoing review pursuant to the Massachusetts Environmental Policy Act (“MEPA”), and the Proponent will be submitting to the MEPA Office, a separate Notice of Project Change under MEPA. As part of the MEPA process, the Proposed Project will be subject to State Register review by the Massachusetts Historical Commission. In addition, because the Project Site is located on filled private tidelands, it will require licensure under Chapter 91, and the BRA, acting in its capacity as the Planning Board for the City of Boston, will be required pursuant to Chapter 91 to submit a written recommendation regarding the Proposed Project’s public purpose, as set forth in Section 53-13 of the Code.

The Proponent will also seek other permits and approvals for the Proposed Project from City of Boston agencies such as the Conservation Commission, the Public Improvement Commission and the Parks and Recreation Commission, as well as building and occupancy permits from the Inspectional Services Department. A complete set of anticipated permits and approvals for the Proposed Project is set forth in the NPC, including required permits from federal and state agencies.

13. Public Benefits. The Proposed Project is expected to provide the following public benefits:

- The replacement of a long-vacant property with a contextually sensitive residential development;
- The creation of approximately 119 new housing units;
- The creation of 7 on-site affordable housing units;
- The provision of approximately 7,200 square feet of a ground-floor commercial space, intended as work share space;
- Between 150 and 200 construction jobs will be generated by the construction of the Proposed Project;

- Approximately 9 direct permanent jobs will be generated by the operation of the Proposed Project, including the work share space;
- The generation of significant property tax revenues and expansion of the City’s tax base;
- The creation of a 240± linear foot missing link in the East Boston Harborwalk;
- The creation of approximately 34,500 square feet of open space available to the public that will contain trees, lighting, benches and other landscape elements, as well as a Harbor overlook and a “living shoreline” element;
- Use of almost 65% of the Project Site for open space purposes;
- The inclusion of sustainable design features that will minimize environmental impacts and provide for climate resiliency; and
- The addition of new residents who will support the continued vitality of the Maverick Square business district and East Boston neighborhood.

14. Development Schedule. The construction of the Proposed Project is expected to commence by the first quarter of 2018 and be completed approximately eighteen (18) months later. The construction timetable is subject to the completion of design review approvals, the receipt of all applicable permits and approvals, market conditions and the availability of project financing, as well as *force majeure*. However, nothing set forth in this Development Plan shall obligate the Proponent to undertake all or any part of the Proposed Project.

15. Applicability. In accordance with Section 80C-9 of the Code, consistency of the Proposed Project with the provisions of this Development Plan constitutes consistency with the provisions of the Code to the extent they are discussed herein, including without limitation, dimensional, density, use, loading, parking, groundwater protection, signage, flood hazard, specific design and other requirements. The Project shall be deemed in compliance with the requirements of the underlying zoning for the Project Site upon the BRA’s issuance of a Certification of Consistency for the Proposed Project pursuant to the provisions of Section 80C-9 of the Code.

Attachments:

- Exhibit A-1: Survey of Project Site
- Exhibit A-2: Legal Description of Project Site
- Exhibit B: Project Team Members
- Exhibit C: Site Plan
- Exhibit D: Renderings, Perspectives, Elevations and Plans of the Proposed Project
- Exhibit E: Traffic and Circulation Plan

Exhibit A-1

Survey of Project Site

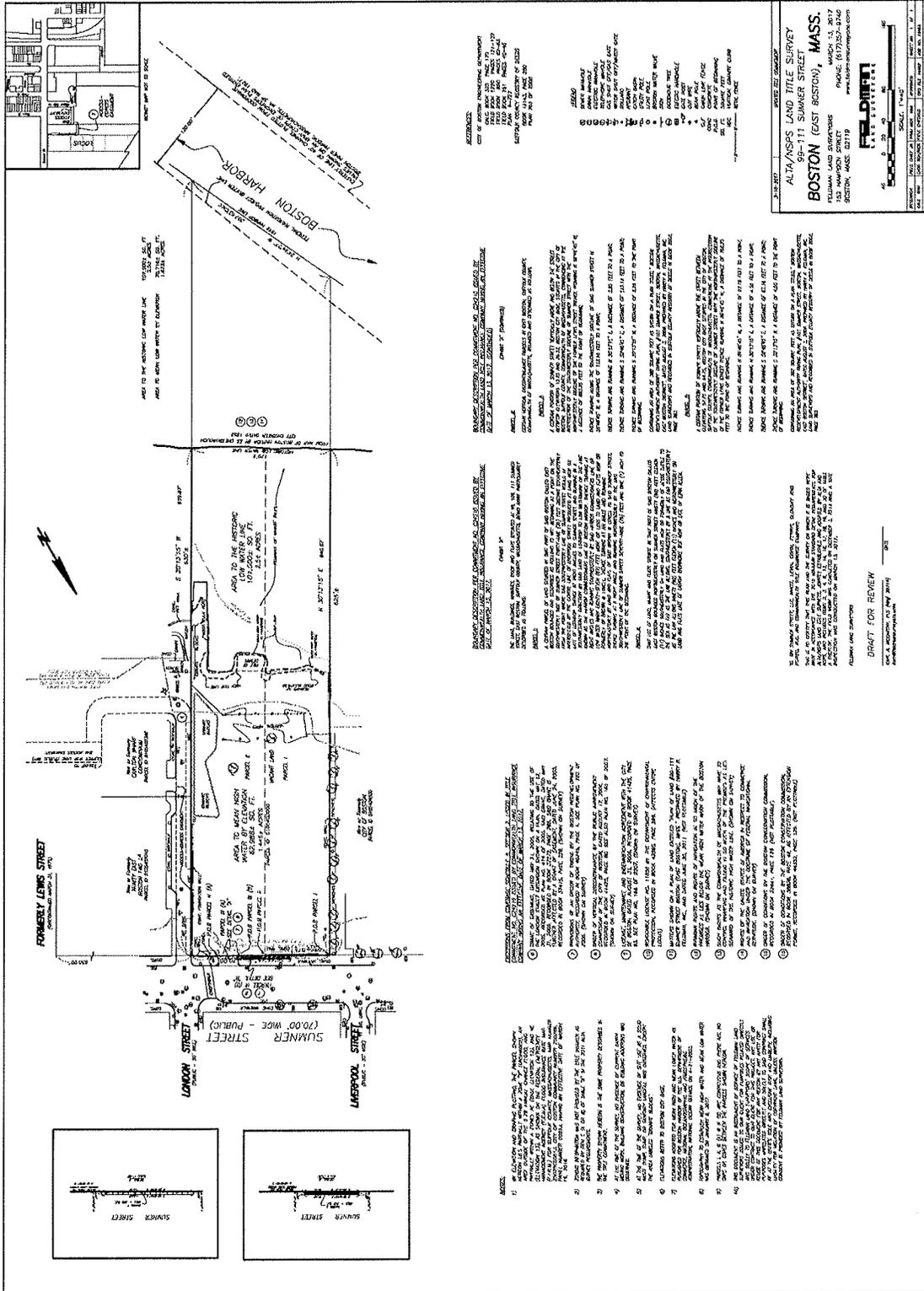


Exhibit A-2

Legal Description of Project Site

The land and other improvements situated at 99 - 111 Sumner Street, East Boston, Suffolk County, Massachusetts, being more particularly described as follows:

Parcel I:

A certain parcel of land situated in that part of said Boston called East Boston bounded and described as follows to wit: Beginning at a point on the Southwesterly side of Sumner Street thirty-five (35) feet distant Southeasterly from the point where said Southwesterly line of Sumner Street would be intersected by the center line of Liverpool Street produced at land now or late of Lothrop. thence at right angles to Sumner Street and running in a Southwesterly direction by said land of Lothrop to low watermark or the line known as the Harbor Commissioners line of Boston Harbor, thence turning at right angles and running Southeasterly by said Harbor Commissioners line or low water mark eighty-seven (87) feet more or less to land and flats now or formerly of Brown & Lovell, thence turning at an angle and running Northeasterly by land and flats of said Brown & Lovell to said Sumner Street, thence turning at a right angle and running Northwesterly by the said Southwesterly line of Sumner Street seventy-nine (79) feet and one (1) inch to the point of the beginning.

Parcel II:

That lot of land, wharf and flats situate in that part of said Boston called East Boston bounded northeasterly on Sumner Street ninety (90) feet eleven (11) inches Southeasterly on land and flats now or formerly of Jesse Tuttle to the sea as far as the law allows. Southwesterly by a line as far Southwesterly as the law allows ninety (90) feet eleven (11) inches and Northwesterly on land and flats late of Larkin Thorndike but now or late of Ezra Allen.

Parcel III:

Certain vertical discontinuance parcels in East Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Parcel A

A certain portion of Sumner Street vertically above and below the street between elevations 13.75 and 26.33, Boston City Base, situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, commencing at the intersection of the southwesterly sideline of Sumner Street with the northwesterly sideline of the former Lewis Street thence running N 59°46'45" W, a distance of 683.25 feet to the point of beginning;

thence running along the southwesterly sideline of said Sumner Street N 59°46'45" W, a distance of 113.16 feet to a point;

thence turning and running N 30°13'15" E, a distance of 3.25 feet to a point;

thence turning and running S 59°46'45" E, a distance of 113.16 feet to a point;

thence turning and running S 30°13'15" W, a distance of 3.25 feet to the point of beginning.

Containing an area of 368 square feet as shown on a plan titled, "Boston Redevelopment Authority Taking Plan, #101 Sumner Street, Boston, Massachusetts, East Boston District", dated August 3, 2006, prepared by Harry R. Feldman, Inc. Land Surveyors and recorded in the Suffolk County Registry of Deeds (the "Registry") in Book 2006, Page 783.

Parcel B:

A certain portion of Sumner Street vertically above the street between elevations 57.75 and 64.75, Boston City Base situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, commencing at the intersection of the southwesterly sideline of Sumner Street with the northwesterly sideline of the former Lewis Street thence running N 59°46'45" W, a distance of 706.25 feet to the point of beginning;

thence turning and running N 59°46'45" W, a distance of 67.16 feet to a point;

thence turning and running N 30°13'15" E, a distance of 4.50 feet to a point;

thence turning and running S 59°46'45" E, a distance of 67.16 feet to a point;

thence turning and running S 30°13'15" W, a distance of 4.50 feet to the point of beginning.

Containing an area of 302 square feet as shown on a plan titled, "Boston Redevelopment Authority Taking Plan, #101 Sumner Street, Boston, Massachusetts, East Boston District", dated August 3, 2006, prepared by Harry R. Feldman, Inc. Land Surveyors and recorded in the Registry in Book 2006, Page 783.

Exhibit B

Project Team Members

Proponent	DIV Sumner Street, LLC c/o The Davis Companies 125 High Street, 21 st Floor Boston, MA 02110 Brian Fallon bfallon@thedaviscompanies.com Stephen Davis sdavis@thedaviscompanies.com
Architect	CUBE3 Studio 360 Merrimack Street Building 5, Floor 3 Lawrence, MA 01843 Brian O'Connor, AIA BOConnor@Cube3studio.com Christopher Santoro, AIA csantoro@Cube3studio.com
Landscape Architect	Copley Wolff Associates 160 Boylston Street, 3 rd Floor Boston, MA 02116 John Copley JCopley@copley-wolff.com Ian Ramey IRamey@copley-wolff.com
Permitting Consultant	Fort Point Associates 31 State Street, 3 rd Floor Boston, MA 02109 Jamie Fay JFay@fpa-inc.com Robert Ricchi RRichhi@fpa-inc.com

Legal Counsel	<p>Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, PC One Financial Center Boston, MA 02111</p> <p>Rebecca A. Lee, Esq. RAL@mintz.com</p>
Transportation Engineer	<p>Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108</p> <p>Brian Beisel, P.E. BBeisel@hshassoc.com</p>
Civil Engineer	<p>Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108</p> <p>Richard Latini, P.E. RLatini@hshassoc.com</p>
Public Engagement Consultant	<p>Novus Group 137 Lewis Wharf Boston, MA 02110</p> <p>Paul Scapicchio PS@novus-grp.com Lauren Fowler lf@novus-grp.com</p>
Green Building/Resiliency Consultants	<p>Building Consultation Services 537 East First Street Boston, MA 02127</p> <p>Robb Van Marter, AIA, LEED AP BD+C rvm@bcs-mail.com</p> <p>Tech Environmental, Inc. 303 Wyman Street, Suite 295 Waltham, MA 02451</p> <p>Peter Guldberg, INCE, CCM pguldberg@techenv.com</p>

Exhibit C

Site Plan



CARLTON WHARF

LONDON STREET EXTENSION

SUMNER STREET

LOPRESTI PARK

99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | SITE PLAN

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP

Exhibit D

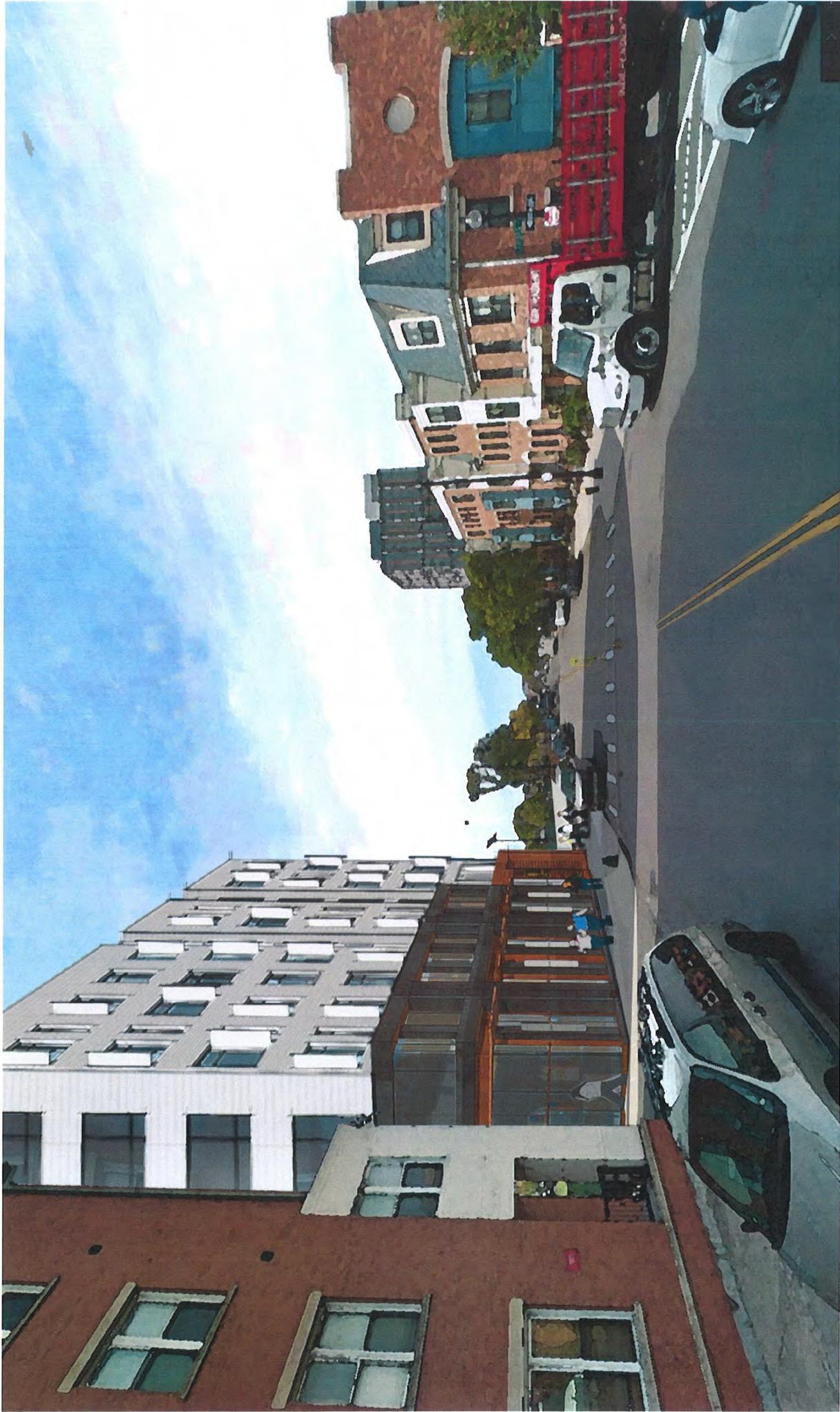
Perspectives, Elevations and Plans of the Project

Exhibit D



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | VIEW FROM SUMNER STREET LOOKING EAST

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMMER STREET | EAST BOSTON, MA | APRIL 4, 2017 | VIEW FROM SUMMER STREET LOOKING WEST

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | VIEW FROM LONDON STREET LOOKING SOUTH

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | VIEW FROM CARLTON WHARF

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | VIEW FROM LOPRESTI PARK

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | SUMNER STREET ELEVATION

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 | LONDON STREET EXTENSION ELEVATION

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



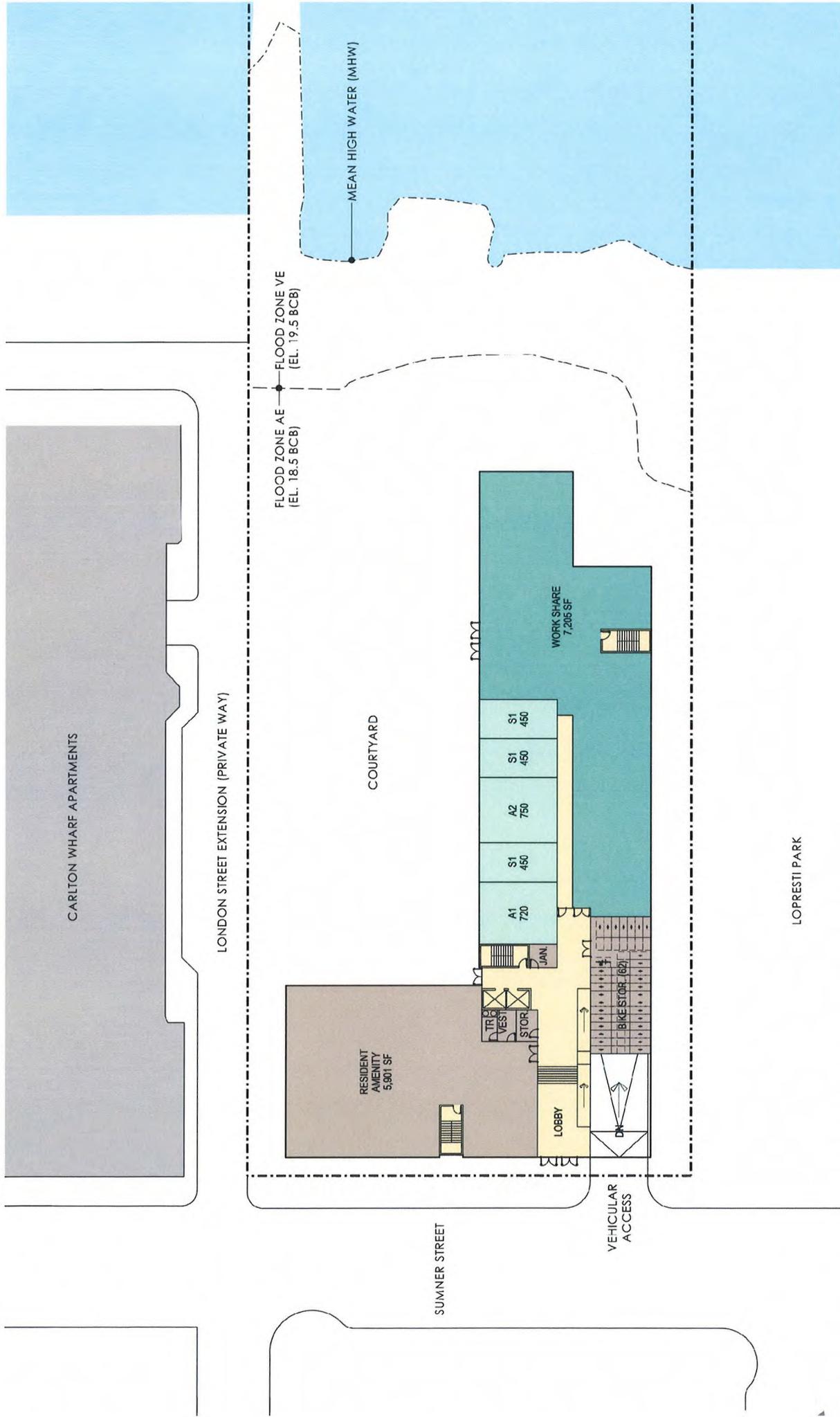
99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 HARBOR ELEVATION

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



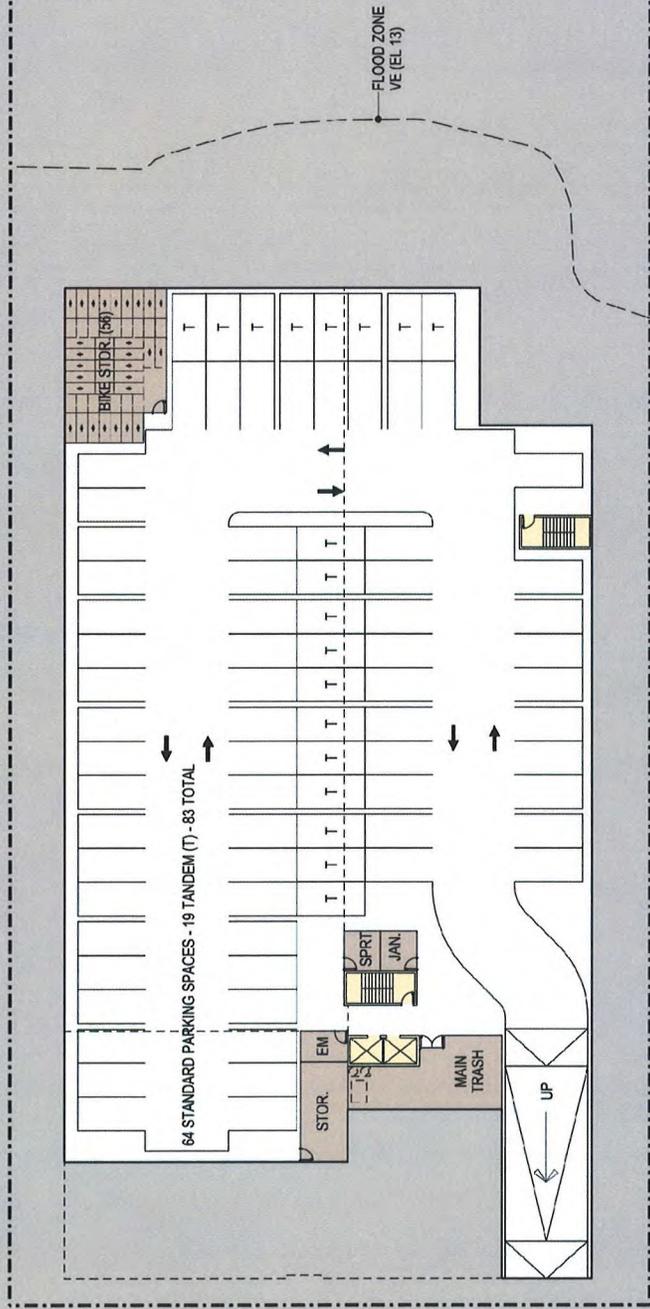
99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 LOPRESTI ELEVATION

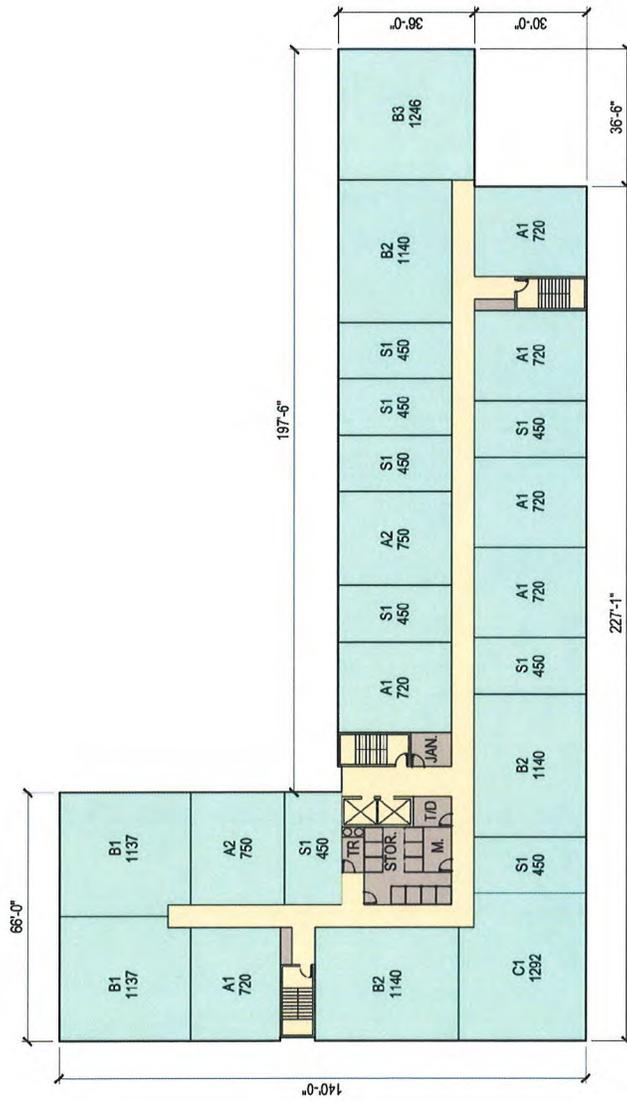
THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 GROUND FLOOR PLAN

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP





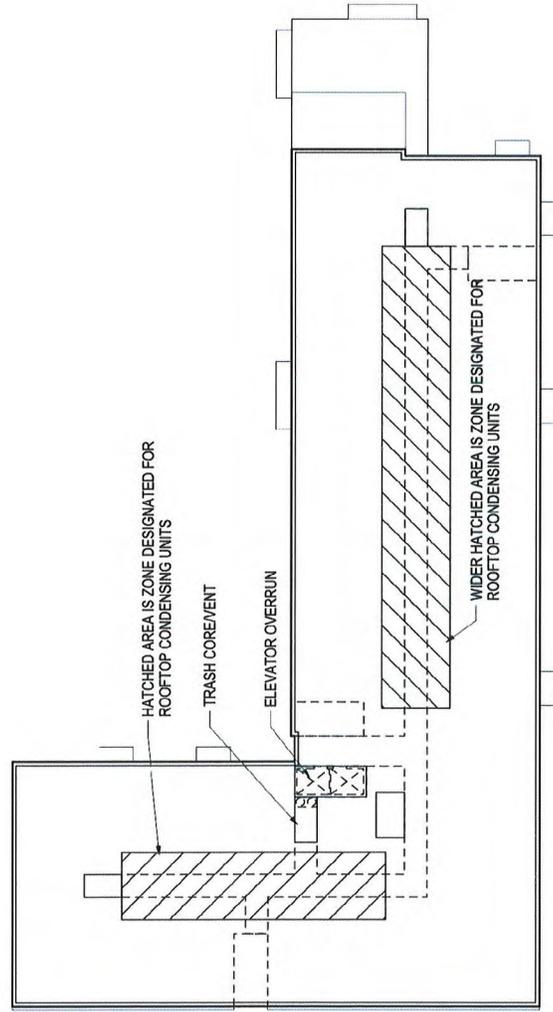
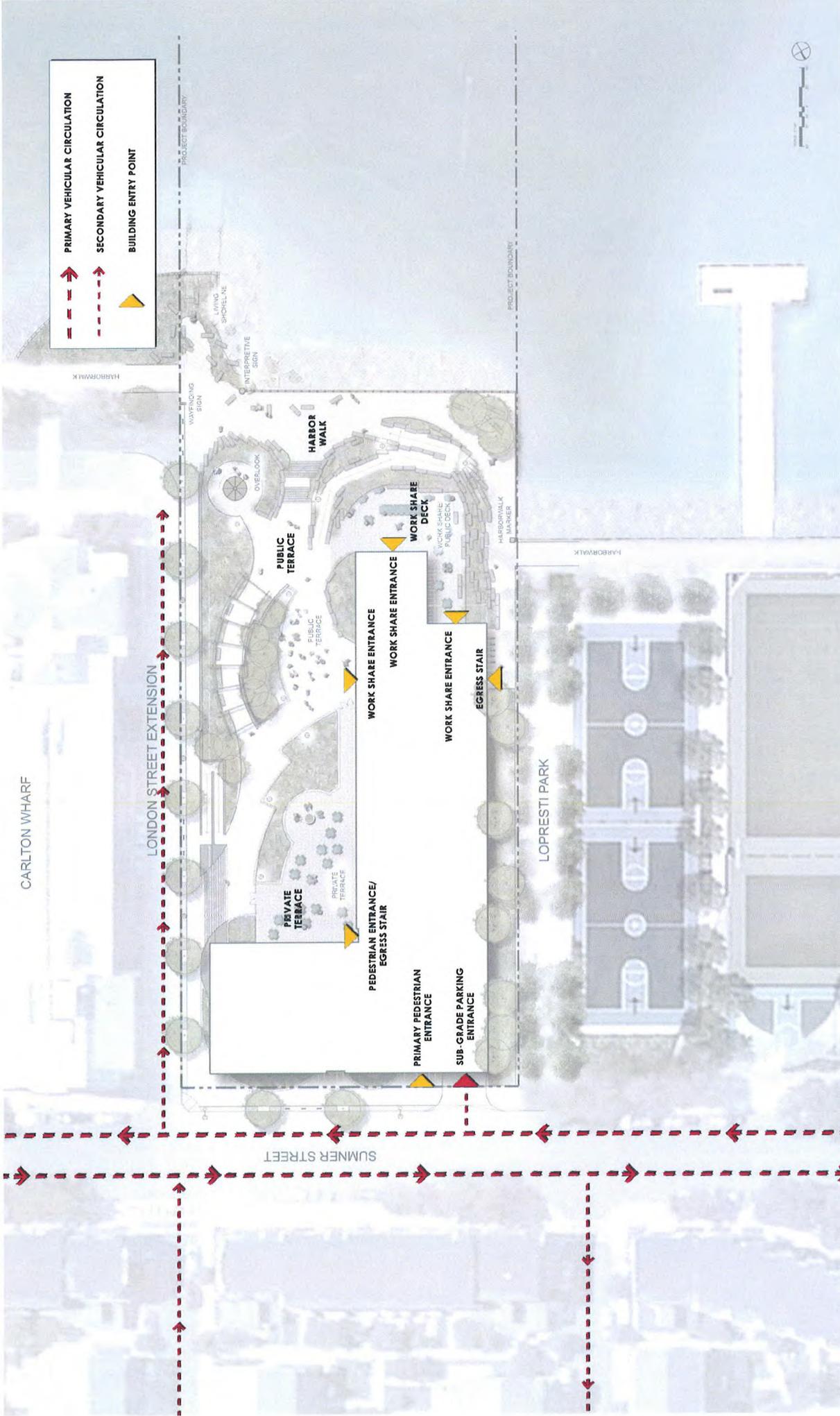


Exhibit E
Traffic and Circulation Plan



99 SUMNER STREET | EAST BOSTON, MA | APRIL 4, 2017 TRAFFIC AND CIRCULATION PLAN

THE DAVIS COMPANIES | CUBE 3 STUDIO | COPLEY WOLFF DESIGN GROUP